

## ORDINANCE

### A ZONING ORDINANCE TEXT AMENDMENT TO SECTIONS 3-300, 5-900, 5-1800 AND 15-300 RELATED TO EQUESTRIAN FACILITIES

WHEREAS, the Fauquier County Zoning Ordinance establishes regulations related to equestrian facilities; and

WHEREAS, Fauquier County seeks to amend its regulations related to equestrian facilities; and

WHEREAS, on August 13, 2009, the Board of Supervisors initiated the proposed text amendment; and

WHEREAS, the Planning Commission unanimously recommended approval of a revised version of the text amendment on December 9, 2009, after holding public hearings on the issue on September 24, 2009, October 29, 2009 and December 9, 2009; and

WHEREAS, on January 14, 2010 the Fauquier County Board of Supervisors held a public hearing on this amendment; and

WHEREAS, adoption of the attached amendment to Sections 3-300, 5-900, 5-1800 and 15-300 of the Fauquier County Zoning Ordinance supports good zoning practice, convenience and the general welfare; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 18<sup>th</sup> day of February 2010, That Sections 3-300, 5-900, 5-1800 and 15-300 related to Equestrian Facilities be, and are hereby, amended as follows:

#### 3-300

#### Uses

	SITE PLAN	RC	RA	RR- 2	V	R- 1	R- 2	R- 3	R- 4	TH	GA	MDP	C- 1	C- 2	C- 3	CV	I-1	I- 2
3-309 OUTDOOR RECREATION (CATEGORY 9)																		
1. Country Club/Golf Course, public or private	X	SP	SP	SP		SP												
2. Swimming/Tennis (Racquet) facility, public or private	X		SP	SP	SP	SP	SP	SP	SP				SP	P	P	SP	P	
3. Firing Range, skeet or trapshooting facility (indoor or out)	X	SP	SP											SP			SP	
4. Baseball hitting range and archery range	X	SP	SP											SP				
5. Camps, recreation grounds, lodges and resorts	X	SE	SE															
6. Tent campground	X	SE	SE															
7. Travel trailer park	X													SE				

8. <del>Equine</del> Equestrian facilities (boarding and instruction (non-spectator))	-	- SP	- P	- SP	- SP	- SP	-	-	-	-	-	-	-	-	-	-	-	-
9. <del>Equine</del> Equestrian facilities (boarding and instruction (spectator facilities))	- X	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- SE
10. Drive-in or other movie theatre	X														SP			

3-318 AGRICULTURE (CATEGORY 18)																		
1. Crop/livestock farm		P	P	P	P	P									P	P		P
2a. Horse farm		P	P	P	P	P									P	P		P
2b. Equestrian Instruction		SP	P/SE <sup>18</sup>	SP	SP	SP												
2c. Horse Show			SE															
3. Dairy farm		SP	P	SP	SP	SP											SP	SP

New Footnote 18: A Special Exception is only required when property is located within non-common open space.

**5-909 — Additional Standards for Equestrian Facilities,  
Including Boarding and Instruction (Non-Spectator)**

1. No facilities or activities intended for spectators are allowed.
2. The minimum lot size requirement shall be five (5) acres.
1. No structure associated with a riding or boarding stable or indoor riding facility shall be located closer than 100 feet to any lot line.

**5-910 — Additional Standards for Equestrian Facilities,  
Including Boarding and Instruction (Spectator Uses)**

1. The minimum lot size requirement shall be ten (10) acres.
2. The road frontage requirement shall be 300 feet on a State-maintained road with a minimum designation of major collector in the Comprehensive Plan unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety or road usage.
3. No structure, riding ring, or course, spectator facility or parking area shall be located closer than 100 feet to any lot line.

**5-1801.1 Additional Standards for Equestrian Instruction**

1. The minimum lot size requirement shall be five (5) acres.

2. No building associated with a riding or boarding stable or indoor riding facility shall be located closer than 100 feet to any lot line.
3. No off-street parking or loading space shall be located within fifty (50) feet of any adjoining property which is in a Residential District.

**5-1801.2 Additional Standards for Horse Shows**

1. The minimum lot size requirement shall be five (5) acres.
2. No building shall be located closer than 100 feet to any lot line.
3. No riding ring or arena shall be located closer than 100 feet to any lot line, provided the Board of Supervisors may waive this setback requirement upon a finding that the location of the ring or arena will not negatively impact adjoining property owners.
4. No off-street parking or loading space shall be located within fifty (50) feet of any adjoining property which is in a Residential District.

**EQUESTRIAN FACILITIES, BOARDING:** ~~Structures and areas utilized for the boarding of horses other than those owned by the owner or resident of the property, to include riding trails for the use of the property owner/residents and owners of the horses boarded on the property. Horse Boarding shall not include INSTRUCTION.~~

**HORSE FARM:** A place where horses are kept for breeding, boarding, sale and/or training, to include accessory instruction for no more than ten (10) students in any week. Training events shall be allowed as part of such on-site instruction.

**EQUESTRIAN INSTRUCTION:** ~~Riding instruction 1) not accessory to a HORSE FARM or 2) involving more than ten (10) students in any week. Non-sanctioned training Training events related to the on-site instruction shall be allowed as accessory to this use, with non-sanctioned events defined as those events not endorsed or approved by a recognized equestrian organization. and to include no more than 4 EQUESTRIAN EVENTS in any year.~~

**HORSE SHOW:** An EQUESTRIAN EVENT 1) where the riding and showing occurs within a confined area such as a ring or arena, and 2) where spectators are non-paying and typically comprised of families and friends of the participants. ~~Exhibiting, judging, showing or racing of horses at a frequency greater than one a year where more than 100 spectators are reasonably anticipated~~

**EQUESTRIAN EVENTS:** Exhibiting, judging, showing or racing of horses where spectators are reasonably anticipated, to include field events and to include HORSE SHOWS in districts other than RA.